

Arlington 425 Unit Mix and Parking
2.26.21

PHASE I

225 W. Campbell Building

10 Stories = Retail / Amenity + 9 Stories Residential

Floor	Area (S.F.)	Retail (1st Floor East)	Amenity (1st Floor West)	Common Sq. Ft.	Rentable Sq. Ft.	Studio (1 Stall Per)	1 Bed (1 Stall Per)	2 Bed (1.25 Stalls Per)	Total DU	Parking Required	Height
B	24,515										-11'-8"
1	18,300	7,962	7,032	3,306							0'-0"
2	24,733			3,696	21,037	6	15	5	26	27.25	18'-0"
3	24,429			3,696	20,733	6	14	6	26	27.5	30'-0"
4	24,429			3,696	20,733	6	14	6	26	27.5	40'-0"
5	24,429			3,696	20,733	6	14	6	26	27.5	50'-0"
6	24,429			3,696	20,733	6	14	6	26	27.5	60'-0"
7	24,429			3,696	20,733	6	14	6	26	27.5	70'-0"
8	24,429			3,696	20,733	6	14	6	26	27.5	80'-0"
9	24,429			3,696	20,733	6	14	6	26	27.5	90'-0"
10	24,429			3,696	20,733	6	14	6	26	27.5	100'-0"
Roof	7,382										111'-0"
Parapet											117'-0"
Total DU						54	127	53	234	247.25	
Area/DU						300	300	400			
Total DU SF						16,200	38,100	21,200	75,500		

Required Residential Parking Stalls: 247
Less Affordable Housing Credit (12 Units): -12
Total Stalls Required by Code: 235

RETAIL PARKING

1st Floor - East: 3,000 sf of Restaurant Seating (1/200=15)
and 3,500 sf of Retail (3,500-1,500=2,000; 1/500=4)

Total Retail Stalls Required By Code: 19

Total Required Phase 1 Parking Stalls: 254

44 S. Highland Building

4 Story Parking Deck

Floor	Area (S.F.)	Parking Stalls	Height
1	30,600	75	0'-0"
2	30,600	91	11'-0"
3	30,600	89	21'-0"
4	30,600	90	31'-0"
Total Phase I Parking Stalls:			345
Total Stalls above Code:			91
Parking Stalls Per Unit Ratio Above Code:			35.8%

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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PHASE II

33 S. Chestnut Building

5 Stories Residential

Floor	Area (S.F.)	Amenity	Common Sq. Ft.	Rentable Sq. Ft.	Studio (1 Stall Per)	1 Bed (1 Stall Per)	2 Bed (1.25 Stalls Per)	Total DU	Parking Required	Parking Provided	Height
-1	17,095									44	-14'-0"
1	17,184		3,132	14,052	2	11	4	17	18		4'-0"
2	17,244		2,341	14,903	0	13	4	17	18		14'-8"
3	17,244		2,341	14,903	0	13	4	17	18		25'-4"
4	17,244		2,341	14,903	0	13	4	17	18		36'-0"
5	17,212		2,341	14,871	0	13	4	17	18		46'-8"
Roof	8,442	6,660									58'-2"
Parapet											61'-8"
Total DU					2	63	20	85			
Area/DU					300	300	400				
Total DU SF	111,665				600	18,900	8,000	27,500			

Total Required Residential Parking Stalls: 90.00
Less Affordable Housing Credit (4 Units): -4.00
Total Chestnut Building Stalls Required By Code: 86.00
Parking Stalls Provided in Chestnut Building: 44

44 S. Highland Building

4 Story Parking Deck

Floor	Area (S.F.)	Parking Stalls	Height
1	30,600	75	0'-0"
2	30,600	91	11'-0"
3	30,600	89	21'-0"
4	30,600	90	31'-0"

Total Parking Garage Stalls: 345

Total Phase II Parking Stalls: 389

Total Stalls above Code: 49

Parking Stalls Per Unit Ratio Above Code: 14%

DEVELOPMENT UNIT AND PARKING SUMMARY

Building	Area (S.F.)	Studio (1 Stall Per)	1 Bed (1 Stall Per)	2 Bed (1.25 Stalls Per)	Total DU	Required Residential Parking	Total Parking Stalls
225 W Campbell	270,362	54	127	53	234	235	0
226 W Campbell	Retail					19	0
33 S Chestnut	111,665	2	63	20	85	86	44
44 S Highland		0	0	0	0	0	345
Total Units		56	190	73	319	340	389
Total DU SF		16,800	57,000	29,200	103,000		
% Mix		17.55%	59.56%	22.88%	100%		